

AGENDA
CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT
Friday, April 15, 2005 AT 1:00 P.M.
ATLANTA CITY HALL COUNCIL CHAMBER, SECOND FLOOR

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NEW CASES

- V-05-43** Application of **Ciyoni Williams** for a variance from the zoning regulations to reduce the half-depth front yard setback from the required 25 feet to 15.1 feet, for an a room addition to a single-family, detached house. Property is located at **620 FIELDING LANE, S.W.**, fronts 100 feet on the north side of Fielding Lane, and begins at the northeast corner of Fielding Lane an Haldane Drive. Zoned R-3 (Single-Family Residential) District. Land Lot 213 of the 14th District, Fulton County, Georgia.
Owner: Charles Wilson
Council District 10, NPU-I
- V-05-44** Application of **Elizabeth R. Holt** for variances from the zoning regulations to 1) reduce the rear yard setback from the required 20 feet to 5.22 feet and 2) reduce the south side yard setback from the required 10 feet to 8.29 feet, for construction of a new gazebo accessory structure in back of a single-family, detached house. Property is located at **2820 WYNGATE, N.W.**, fronts 80.5 feet on the west side of Wyngate, and begins 1,155.5 feet north of the northwest corner of Wyngate and West Wesley Road. Zoned R-3 (Single-Family Residential) District. Land Lot 143 of the 17th District, Fulton County, Georgia.
Owner: Elizabeth R. Holt
Council District 8, NPU-C
- V-05-46** Application of **Mark Arnold** for 1) a special exception from the zoning regulations for an attic finish to create a second story addition to a single-family detached house, on a lot that is legally nonconforming because it is developed with the house and a detached duplex. Property is located at **1126 N. HIGHLAND AVENUE, N.E.**, fronts 55 feet on the west side of N. Highland Avenue, and begins 165 feet north of the northwest side of N. Highland Avenue and Glen Arden Way. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owners: Mark and Julie Arnold
Council District 6, NPU-F
- V-05-47** Application of **Maria Cayenne Barnes** for a variance from the zoning regulations to reduce the north side yard setback from the required 7 feet to 3 feet, for construction of a room addition to a single-family, detached house. Property is located at **223 GIBSON STREET, S.E.**, fronts 40 feet on the west side of Gibson Street, and begins 100 feet south of the southwest corner of Gibson Street and Cummings Street. Zoned R-5 (Two-Family Residential) District. Land Lot 13 of the 14th District, Fulton County, Georgia.
Owner: Maria Cayenne Barnes
Council District 5, NPU-N

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- V-05-47A** Application of **55 Allen Plaza Associates** for a special exception from the zoning regulations to temporarily remove and re-erect a legally nonconforming business identification sign at 390 Spring Street. Property is located at **390, 376, & 394-6 SPRING STREET** and includes property bounded by the **I-75/85 right of way on the north, Spring Street on the east, Alexander Street on the south, and Williams Street on the west (a.k.a. 55 Ivan Allen Boulevard)**. Zoned SPI-1, Subarea 1 (Central Core Special Public Interest District, Subarea 1). Land Lot 79 of the 14th District, Fulton County, Georgia.
Owner: Selig Enterprises
Council District 2, NPU-M
- V-05-48** Application of **William Austin** for special exceptions from the zoning regulations to 1) allow for a 10 foot high wooden wall (a.k.a. “privacy fence”) in the north, northeast, and south side yard setbacks and 2) allow for a 10 foot high wooden wall (a.k.a. “privacy fence”) in the rear yard setback, where up to a 6 foot high fence or wall would otherwise be permitted. Property is located at **1951 LENOX ROAD, N.E.**, fronts 110 feet on the east side of Lenox Road, and begins 145 feet south of the corner of Lenox Road and the north segment of Lenox Circle. Zoned R-3 (Single-Family Residential) District. Land Lot 4 of the 17th District, Fulton County, Georgia.
Owner: William Austin
Council District 6, NPU-F
- V-05-49** Application of **Charles Harrison** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 32 feet to allow for a 2-story room addition to a single-family, detached house, and 2) reduce the north side yard setback from the required 7 feet to 1 foot and 3) reduce the rear yard setback from the required 15 feet to 3 feet, for construction of a detached garage behind the house. Property is located at **260 THIRD AVENUE, S.E.**, fronts 100 feet on the east side of Third Avenue, and begins 200 feet north of the northeast corner of Third Avenue and Alston Street. Zoned R-4 (Single-Family Residential) District. Land Lot 181 of the 15th District, DeKalb County, Georgia.
Owner: Craig Castle/Meadowbrook Properties
Council District 5, NPU-O
- V-05-50** Application of **Kristen White-Fruth** for a variance from the zoning regulations to reduce the east side yard setback from the required 7 feet to 10 inches for construction of a deck addition to a single-family, detached house. Property is located at **1049 KENTUCKY AVENUE, N.E.**, fronts 80 feet on the south side of Kentucky Avenue, and begins 139 feet west of the southwest corner of Kentucky Avenue and Lanier Boulevard. Zoned R-4 (Single-Family Residential) District. Land Lot 1 of the 17th District, Fulton County, Georgia.
Owner: Kristen White-Fruth
Council District 6, NPU-F

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- V-05-51** Application of **George Tivy** for variances from the zoning regulations to 1) allow a parking pad/turnaround in the required north side yard setback and 2) to increase the lot coverage from the allowed maximum of 40% to 47%, for construction of a swimming pool and pool deck. Property is located at **1650 NOTTINGHAM WAY, N.E.**, fronts 100 feet on the west side of Nottingham Way, and begins 575 feet north of the northwest corner of Nottingham Way and Robin Hood Road. Zoned R-3 (Single-Family Residential) District. Land Lot 104 of the 17th District, Fulton County, Georgia.
Owner: Fred Powell
Council District 6, NPU-E
- V-05-52** Application of **Gregory V. Soderberg** for a speicla exception from the zoning regulations to construct a 6 foot high wooden wall (a.k.a. "privacy fence") in the required half-depth front yard setback, where up to a 4 foot high fence would otherwise be permitted. Property is located at **975 DREWRY STREET, N.E.**, fronts 49.3 feet on the south side of Drewry Street, and begins at the southeast corner of Drewry Street and Fredericka Street. Zoned R-4 (Single-Family Residential) District. Land Lot 16 of the 14th District, Fulton County, Georgia.
Owner: Susan Watson
Council District 6, NPU-F
- V-05-54** Application of **Barry H. Lack** for variances from the zoning regulations to 1) reduce the front yard setback from the required 35 feet to 25 feet and 2) reduce the north side yard setback from the required 7 feet to 6 feet for a 2nd story addition to a single-family, detached house. Property is located at **1109 MONROE DRIVE, N.E.**, fronts 50 feet on the east side of Monroe Drive, and begins 50 feet north of the northeast corner of Monroe Drive and Elmwood Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 53 of the 17th District, Fulton County, Georgia.
Owner: Jeffrey L. Wainstein
Council District 6, NPU-F
- V-05-55** Application of **Eamonn O-Dowd** for variances from the zoning regulations to 1) reduce the front yard setback from the required 50 feet to 18 feet and 2) reduce the half-depth front yard setback from the required 25 feet to 14 feet, for a second story addition to a single-family, detached house. Property is located at **473 WOODWARD WAY, N.W.**, fronts 224 feet on the east side of Woodward Way, and begins at the north corner of Woodward Way and Alton Road. Zoned R-3 (Single-Family Residential) District. Land Lot 145 of the 17th District, Fulton County, Georgia.
Owner: Kathleen Powers
Council District 8, NPU-C

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- V-05-58** Application of **David Fowler** for variances from the zoning regulations to 1) reduce the front yard setback from the required 30 feet to 23 feet and 2) reduce the north side yard setback from the required 7 feet to 0 feet for a porte cochere addition, 3) reduce the south side yard setback from the required 7 feet to 1 foot for a second story room addition to a single-family, detached house, and 4) increase lot coverage from the maximum allowed of 50% to 60% for room and driveway additions. Property is located at **881 MONROE CIRCLE, N.E.**, fronts 45 feet on the east side of Monroe Circle, and begins 373.1 feet north of the northeast corner of Monroe Circle and Greenwood Avenue.
Owner: Daniel Wyatt
Council District 6, NPU-E
- V-05-59** Application of **Scott Newton** for a variance from the zoning regulations to reduce the front yard setback from the required 35 feet to 29.7 feet, for a second story addition to a single-family, detached house. Property is located at **839 COURTENAY DRIVE, N.E.**, fronts 55 feet on the south side of Courtenay Drive, and begins 1,047.7 feet east of the southeast corner of Courtenay Drive and San Antonio Drive. Zoned R-4 (Single-Family Residential) District. Land Lot 52 of the 17th District, Fulton County, Georgia.
Owner: Michael Mahoney
Council District 6, NPU-F
- V-05-61** Application of **Brian Sowell** for variances from the zoning regulations to 1) reduce the south side yard setback from the required 10 feet to 8 feet for construction of a single-family, detached house and 2) reduce the north side yard setback from the required 10 feet to 2 feet for construction of a new detached garage. Property is located at **2219 RIADA DRIVE, N.E.**, fronts 74 feet on the east side of Riada Drive, and begins 261.7 feet north of the northeast corner of Riada Drive and Wellesly Drive. Zoned R-3A (Single-Family Residential) District. Land Lot 154 of the 17th District, Fulton County, Georgia.
Owners: Jane Graves Hardesty and Derek Hardesty
Council District 8, NPU-C
- V-05-62** Application of **Timothy S. Adams** for a variance from the zoning regulations to reduce the south side yard setback from the required 7 feet to 4 feet, for construction of a screened porch addition to a single-family, detached house. Property is located at **3486 HABERSHAM ROAD, N.W.**, fronts 71 feet on the west side of Habersham Road, and begins 201.5 feet from the southwest corner of Habersham Road and Habersham Valley Road. Zoned R-4 (Single-Family Residential) District. Land Lot 98 of the 17th District, Fulton County, Georgia.
Owners: John & Dawn Foster
Council District 8, NPU-B

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- V-05-103** Application of **Charles E. and Christina Braisted Rogers** for special exceptions from the zoning regulations for 1) installation of a fence and gate not to exceed 6 feet, 6 inches in height in the front yard setback and 2) installation of a fence not to exceed 6 feet, 6 inches in height in the north side yard setback, where up to a 4 foot high fence or gate would be allowed in the front yard setback and up to a 6 foot high fence or gate would be allowed in the side yard setback. Property is located at **814 BRIARCLIFF ROAD, N.E.**, fronts 124.8 feet on the west side of Briarcliff Road, and begins 82.4 feet north of the northwest corner of Briarcliff Road and St. Louis Place. Zoned R-4 (Single-Family Residential) District. Land Lot 241 of the 15th District, Fulton County, Georgia.
Owners: Charles E. and Christina Braisted Rogers
Council District 6, NPU-F

DEFERRED CASES

- V-04-327** Application of **Stanley Guski** for variances from the zoning regulations to 1) **reduce the northeast side yard setback from the required 10 feet to 7 feet** and 2) **increase the lot coverage from the maximum allowed of 40% to 49%**, for construction of a new single-family, detached house, attached porte-cochere, and detached garage. Property is located at **3543 KINGSBORO ROAD, N.E.**, and fronts 70 feet on the south side of Kingsboro Road, beginning 710 feet from the southeast corner of Kingsboro Road and Roxboro Road. Zoned R-3 (Single-Family Residential) District. Land Lot 9 of the 17th District, Fulton County, Georgia.
Owners: Bonnie & Stanley Guski
Council District 7, NPU-B
- V-05-28** Application of **Shepherd Center, Inc.** for a special exception from the zoning regulations to reduce on-site parking from the required 1,008 spaces to 400 spaces on-site and 608 spaces to be located at 2040 and 2050 Peachtree Road, for expansion of a hospital and outpatient clinic. Property is located at **2020 PEACHTREE ROAD, N.W.**, fronts 300 feet on the west side of Peachtree Road, and begins 945.2 feet north of the northwest corner of Peachtree Road and Collier Road. Zoned C-3 (Commercial Residential) District. Land Lot 110 of the 17th District, Fulton County, Georgia.
Owner: Shepherd Center, Inc.
Council District 6, NPU-E